



Manor Terrace, Lewes

**Lewes
Estates**

Manor Terrace is an attractive row of six houses on Potters Lane, a narrow lane running adjacent to Anne of Cleves House and opposite Southover Primary School. The property is close to an excellent corner shop and just 5 minutes to Lewes Railway Station (London Victoria 1 hour and London Bridge 90mins), walking past Southover Church, Priory Crescent, close to Grange Gardens and Keere Street. There is a tennis court and hockey club close by. Lewes town centre is just a 10 minutes walk with its period buildings, individual shops, cafes, and restaurants as well as 3 supermarkets and the Depot Cinema.

- Beautifully modernised family home
- Located in the popular Southover area of Lewes
- Quiet position yet close to centre and schools
- Front & rear gardens - rear garden faces west
- Very contemporary kitchen / dining room with bi-fold doors and glass overlooking garden
- Great condition throughout
- Four bedrooms and two shower rooms
- Study area
- Sitting room with cast iron wood burner
- Viewings essential to appreciate the light and space available



Front Garden

Front Door

Hallway

Sitting Room
12 x 11'9

Kitchen - open plan to:
17'7 x 13

Dining Area
10'2 x 6'9

First Floor Landing

Bedroom 1
12 x 11'9

Bedroom 2
13 x 9'9

Bedroom 4
9'9 x 7'3

Family Shower Room

Second Floor

Study Area
10'7 x 9'10

Bedroom 3
15'4 x 10

Shower Room

Rear Garden



A beautifully modernised four-bedroom home located in the popular Southover area of Lewes. Benefitting from front and rear (westerly) gardens as well as a central location.

This light and airy family home has been modernised from top to bottom by the current owners and now provides a contemporary and stylish interior with a nice balance of outside space.

The current owners have rearranged the layout to create a bright dining area which opens out onto the west facing garden through floor to ceiling windows and bi-fold doors. This is open plan to the stylish and well-fitted kitchen, complete with island and plenty of in-built storage as well as a delightful window seat.

The cosy sitting room is separate and has a fitted cast iron wood burner - ideal for the winter evenings.

On the first floor you will find three of the four bedrooms and the family shower room. The second floor offers a study area, a further double bedroom, and a further shower room.

To the front of the house is a good-sized front garden well stocked with lawn, flower beds and bushes. The rear garden is westerly facing and has been landscaped to offer a decked terrace area, a main area of lawn with planted borders and a useful back gate providing rear access.

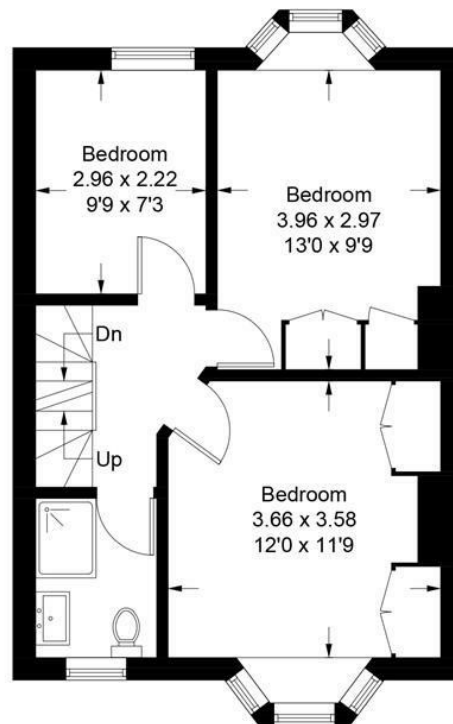
This is a really well-designed family home in a great location - viewings are highly recommended.

Tenure: Freehold
EPC Rating: D
Council Tax Band: E




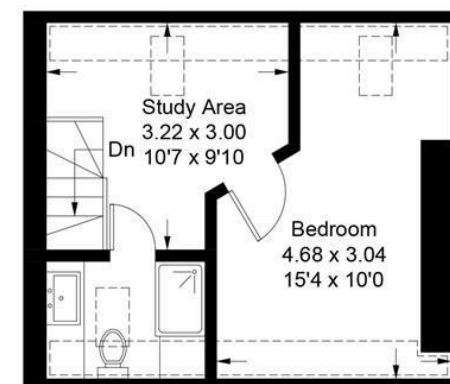


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0



Second Floor

Approximate Gross Internal Area = 114.7 sq m / 1235 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049926)



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